

Application ref: 2019/2352/P
Contact: Rachel English
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Date: 30 July 2019

Development Management
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London Borough of Camden
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Design Team
342 Clapham Road
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SW9 9AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd Floor
61 Goldhurst Terrace
London
NW6 3HB

Proposal:

Installation of a dormer window and rooflight to rear roofslope and three rooflights to front roofslope.

Drawing Nos: Site location plan, PP-07, (SPP-) 01, 02, 03, 04, 05, 06, 08revA, 09revA, 10, 11revA, 12, 13 and Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, PP-07, (SPP-) 01, 02, 03, 04, 05, 06, 08revA, 09revA, 10, 11revA, 12, 13

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

Following Officer advice, the proposed dormer window has been revised and would be now appropriately set in from the boundaries, set up from the eaves and down from the ridge in accordance with Camden Planning Guidance. The proposed windows would be subordinate to the windows below. There are many examples of rear dormer windows on Goldhurst Terrace. Whilst four rooflights would normally not be appropriate for a roof of this size, it is considered that as two of the front rooflights would be largely hidden behind the gable end, the conservation style rooflights are acceptable in this instance. The proposed alterations to the roof would not harm the character and appearance of the host building or the South Hampstead Conservation Area.

Given the siting and scale of the proposals, there would be no harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. One response was received with comments about hours of building works. Construction hours are covered under environmental health legislation and the applicant is reminded of these in the informative below. The planning history of the site and surrounding area were taken into account.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building

Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer